

**S-9-2008**  
**Printers Row Condominiums**  
**1780 West Printers Row**  
**M Zone**  
**1.02 Acres**

**BACKGROUND**

Mr. Mike Neider, is requesting preliminary and final approval for the Printers Row Condominiums. The subject property is located on the corner of 1800 West and 2320 South (Printers Row). The subject property is located in the M Zone.

**ISSUES:**

The applicant is proposing an industrial condominium plat consisting of 1 building with 4 individual units. The definition of a condominium is the ownership of a single unit in a multiunit project, together with an undivided interest in common in the common areas and facilities of the property.

The purpose for the condominium plat is to allow the applicant an opportunity to divide the building into quadrants. Each would then be sold to individual businesses. All interior parking spaces, landscaping and common areas would be held in common ownership. The applicant would be required to submit a declaration and CCR's which would address the aforementioned items.

The existing site received conditional use approval from Salt Lake County in November 1973. At the present time, the property is developed including right-of-way improvements. All interior parking and landscaping areas were improved as part of the original site plan.

The City Building Official had questioned whether the building would be divided with property lines. If that was the intent of the applicant, substantial improvements would need to be made to meet fire codes. After discussing the matter with the owner, the proposed condominium will simply be a division of the building into individual units and not ground.

Title 9 of the West Valley City Code provides for condominium conversions. Although somewhat different than a residential application, many of the same requirements will apply here. The applicant will work with staff and other agencies to meet these requirements.

**STAFF ALTERNATIVES:**

1. Approve the Printers Row Condominium Subdivision subject to a resolution of staff and agency comments.
2. Continue the application to address concerns raised during the Planning Commission hearing.

**Applicants:**

Curtis and Michael Neider  
8 Northridge Way  
Sandy, Utah 84082

**Discussion:** Steve Lehman presented the application. Commissioner Jones stated that electrical work will be done on the condominium's and asked if anything else is planned. Curtis Neider, the applicant, stated that there are 2 electrical meters and 4 will be installed for the convenience of future tenants. A firewall between units is also being considered and will likely be added to each division of the building. Mr. Neider added that the painting and plaster inside the units have already been updated and there are no other major improvements.

Commissioner Matheson asked if current tenants will need to be evicted. The applicant, Michael Neider, stated that current tenants will be allowed to remain if they choose to. Mr. Michael Neider explained that several people are interested in buying a condominium and those who are not will leave voluntarily.

There being no further discussion regarding this application, Vice-Chairman Fuller called for a motion.

**Motion:** Commissioner Matheson moved for approval

Commissioner Conder seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Vice-Chairman Fuller	Yes

**Unanimous –S-9-2008– Approved**